

LAND RECORDS COMMITTEE MEETING

November 8, 2016

Oneida County Courthouse

Second Floor – Committee Room 2

Rhineland, Wisconsin 54501

Committee Members	Lisa Zunker	Sonny Paszak
Mike Timmons	Greg Pence	Greg Oettinger

Call to Order and Chair's announcements.

Chairman Paszak called the meeting to order at 9:30 a.m. in accordance with the Open Meeting Law noting that the meeting notice had been properly posted and the location is handicap accessible. All members present.

Approve agenda for today's meeting.

Motion/Timmons/Zunker to approve today's agenda. All ayes.

Approve minutes of Land Records October 11th, 2016 meeting.

Motion/Zunker/Paszak to approve minutes for the October 11th, 2016 meeting. All ayes.

Staff members' attendance at land-related meetings/seminars.

Romportl & Franson had nothing to report.

Monthly bills, line item transfers, purchase orders, budget surveys, budget hearings, reports, plans, non-budgetary item requests.

Motion/Timmons/Paszak to approve monthly bills, line item transfer submitted by the Register of Deeds Office. All ayes.

Motion/Zunker/Oettinger to approve monthly bills submitted by the Land Information Office. All ayes.

Register of Deeds Electronic (E) recording agreement.

Franson reported an agreement has been established with a second company for the electronic recording of documents. Corporate Counsel Desmond has reviewed and approved the agreement. Committee Chair Paszak signed the agreement on behalf of the Land Records Committee.

Wis Geographic Names council proposed name changes for an unnamed island in Lumen Lake Sec 33 T38N R7E, Town of Lake Tomahawk to Krga Island; and, Alice Lake in Sec 16 T36N R8E Town of Crescent to Frey Lake and how to handle future proposed name changes.

Romportl indicated the Land Information office needs to be involved with this notification because maps and other information need to be updated in the County GIS system. Since this is the third request this year, Romportl spoke with Corporation Counsel Desmond to see if there is an ordinance on how name change requests should be handled by the County and he could not find one. Desmond recommended an ordinance be put in place to handle such requests and the process assigned to the Land Records committee as state statute indicates geographic name changes are to occur with the approval of the County Board. Romportl suggests letting the DNR know that at this time the County does not have an ordinance in place to handle such requests but is working on it.

Motion/Paszak/Timmons to direct Director Romportl to work with Corporation Counsel Desmond to create an ordinance to be adopted by the County board regarding name changes of water bodies and islands. All ayes.

10:00 AM Opening of the November 4th, 2016 deadline for bids on tax foreclosed properties and discuss/act/award bids.

All properties were advertised in the legal section of the Northwood River News and letters were also sent to the town clerks per statute requirements. In addition, properties were listed in the classified sections of area newspapers, listed on County website and emailed or mailed to people on the county mailing list. All bids were received on time at the County Clerk's office and were opened by the Committee as shown below. Romportl noted during bid opening that they have received a request by the Town of Pine Lake concerning PL 290-2 & PL 290-3 and the Town Highway Supervisor is present.

Parcel #	BID #1	BID #2	BID #3	Details
PIN # CA 971-8 Harshaw Rd. N. .68 acres Minimum bid \$250.00 S. .12acres \$50.00	Kirkham \$311.00 bid grt. Bid \$311.00	North parcel bid by Duchow \$270.00 bid grt. Bid \$250.00, meant for it to be \$270.00.	Hatleback \$501.99. bid grt. Bid \$501.99	Motion Zunker, 2nd Oettinger to sell North parcel to adjoining land owner, Donald G. Duchow, for \$270. Resolution to be reviewed by Corp. Counsel Desmond and language regarding easement for road and existing driveway to be included. Also, Romportl to contact other bidders regarding South parcel. Resolution to be brought back to December Land Records meeting. All Ayes.
PIN # CA 1510 Acorn Ln., Lot 12 Minimum bid \$14,900.00.	Andrews \$500.00 bid grt. Bid \$15,000.00	DACO Inc. \$500.00 bid grt. Bid \$16,100.00		Motion Zunker, 2nd Timmons to award CA 1510 to highest bidder, DACO, Inc. All ayes.
PIN # CR 382 No address Vacant Minimum bid \$100 or East 1/2 \$50, West 1/2 \$50	None			
PIN # MI 1973-7 Scotchman Rd., no addr. Minimum bid \$2,200.00.	None			
PIN # MO 587-11 1672 Lake Rd. Minimum bid \$7,000.00.	Reimer, \$500.00 bid grt. Bid \$7,112.00			Motion Paszak, 2nd Oettinger to award MO 587-11 to highest and only bidder, Steven J. Reimer. All ayes.
PIN # PE 111-14 Oakview Ln, Lot 4 Minimum bid \$3,500.00	Kunzman \$500.00 bid grt. Bid \$3,600.00	Swearingen \$500.00 bid grt. Bid \$3,600.00	Jarilo Living Trust \$500 bid grt. Bid \$4,260.00	Motion Pence, 2nd Zunker to award PE 111-14 to highest bidder, Jarilo Living Trust dated 11-1-2016. All ayes.
PIN # PE 601-15 3321 Candy Ln. Minimum bid \$23,100.00	None			
PIN # PL 290-2 & PL 290-3 Cross Country/ Candlelite Minimum bid \$1,000.00	Raveley \$500.00 bid grt. Bid \$1,002.00			Motion Timmons, 2nd Zunker to return bid to bidder, Mark and Marcia Ravely, and to work with the Town of Pine Lake to improve the intersection. Also to work with the current bidder regarding remainder property after intersection improvements. All ayes.

PIN # RH 297 10 W. Park St. Minimum bid \$17,000.00	Denis \$500.00 bid grt. Bid \$21,777.77	Chuck's Flooring LLC. \$500.00 bid grt. Bid \$23,501.00	Tromp \$500.00 bid grt. Bid \$20,567.00	Motion Timmons, 2nd Paszak to award RH 297 to highest bidder, Chuck's Flooring LLC. All ayes.
PIN # RH 370 416 N. Stevens St. Minimum bid \$23,900.00	None			
PIN # RH 724 615 Brown St. N. Minimum bid \$29,000.00	None			
PIN # RH 951-1 619 Margaret St. Minimum bid \$31,600.00	None			
PIN # RH 2151 407 Norway St. Minimum bid \$26,000.00	None			
PIN # RH 3468-1 West Hill Rd., Lot 2 Minimum bid \$3,900.00	None			
PIN # WB 505 US Hwy 8/ Stag Lake 33.64 acres Minimum bid \$60,000.00	Musson Bros. Inc. \$500.00 bid grt. Bid of \$62,000.00	Sikma \$500.00 bid grt. Bid of \$67,000.00		Motion Timmons, 2nd Zunker to award WB 505 to highest bidder, Michael J. Sikma. All ayes.

Resolution to sell tax foreclosed property to be forwarded to County Board.

Motion/Timmons/Paszak to approve the consent resolution for the properties per the motions made for each property above and to forward the resolution on to the county board. All ayes.

Setting minimum bids and sale date of unsold tax foreclosed properties and discuss cleanup of tax foreclosed properties.

Motion/Zunker/Oettinger to set the following minimum bids as follows with the bid deadline set for January 6, 2017 with bid opening for January 10th, 2017. All ayes.

CA 971-8 part.	Due to having been offered previously with no bids received minimum bid of \$50.
CR 382	Due to having been offered previously with no bids received minimum bid \$100 whole strip or East 1/2 \$50, West 1/2 \$50.
MI 1973-7	Leave at minimum bid of \$2,200.
PE 601-15	Holding for this round of bidding. Will consider combining with other adjacent County owned parcels and offer at a later date.
RH 370	Due to having been offered previously with no bids received minimum bid of \$19,900.
RH 724	Due to having been offered previously with no bids received, the poor condition of the property set minimum bid at \$500.
RH 951-1	Due to having been offered previously with no bids received minimum bid of \$9,999.
RH 2151	Due to having been offered previously with no bids receive and paint and other debris on premise set minimum bid at \$9,900.
RH 3468-1	Leave at minimum bid of \$3,900.

The Committee also discussed cleanup of the properties and agreed that it is best to cleanup properties in advance of sale but each property should be looked at on a case by case basis.

Requests by Town of Minocqua and Sopinski, the adjoining landowner, to acquire part of County excess right-of-way tax parcel MI 1785-8 adjacent to Squirrel Lake Rd and Franklin Lake in Town of Minocqua, Gov't Lot 2, Section 16, T39N R5E.

Mark Hartzheim Town Chair of Minocqua and Mark Pertile, Public Works Director were in attendance to represent the town of Minocqua. Bernard Sopinski the adjoining land owner passed away, his son David Sopinski has been in contact with the Land Information office regarding removal of the private property signs and cable on the property which has been removed. The Franklin Lake Association has been made aware that the property is public right of way. The town does not want the property to be used as a boat launch due to safety concerns, but walk in access is ok and the road will continue to be posted as no parking. Both the Town and Sopinski have expressed an interest in obtaining part of the excess R.O.W. from the County. Sopinski submitted a request to purchase the excess R.O.W. along with a \$100 check. Sopinski has one parcel with two descriptions and he may want to sell an area off at some time in the future and having lake access would make the parcel more desirable. The Town of Minocqua is interested in the excess R.O.W. for possible future parking and possible road improvements in the future.

Motion/Zunker/Pence directing Romportl to work with the Town of Minocqua and the adjacent landowner, Sopinski, regarding the sale of excess right-of-way. Checks to be returned to Sopinski until which time an agreement on the excess right of way can be reached between the Town of Minocqua, Sopinski and the County. All Aye.

Request by Town of Minocqua to acquire part of County excess right-of-way tax parcel MI 356-4 part of SW-NW, Section 23, T38N R4E along Manhardt RD for ATV parking.

Hartzheim indicate the Town of Minocqua is interested in the excess R.O.W. on the North side of Manhardt RD and West of Green RD for purposes of ATV parking. Eric Rady, County Forestry Department, representatives from the local ATV Club and Forest Riders Snowmobile Club were in attendance to discuss options for the property. The Forest Riders will discuss the property at their upcoming Club meeting and Hartzheim believes the Town would be interested in the full strip to the North. Mark Pertile noted gaining the excess R.O.W. on both sides of Manhardt in this area would give the town the opportunity to clear additional right of way out to get more light on the road in that area.

Motion/Paszak/Pence directed Romportl to work with the Town of Minocqua, snowmobile, and ATV clubs regarding the sale of excess right-of-way for purposes of a parking lot and a two-way trail all off of Manhardt RD. Romportl to contact the adjacent property owner to the North to make them aware of the preliminary interest. All Ayes.

Request by the adjoining landowner (Anderson) to acquire part of County excess right-of-way tax parcel TL 939-2 adjacent to Highway X in Town of Three Lakes, SE-NE, Section 5, T39N R11E.

Motion/Timmons/Oettinger to sign a consent resolution and forward to County Board to convey part of excess right-of-way to Anderson and Town of Three Lakes, subject to Town approval for strip in SE-NE, Sec 5, T39N, R11E along Highway X. All Ayes.

Request by Land Conservation for GIS mapping support for Lake Classification Grant.

Motion Pence/Paszak to authorize the Land Information office to work with Land and Water Conservation on mapping support for an upcoming Lake Classification Grant. Hours to be accounted for as an in-kind match. All ayes.

Wis Land Information Program grant project status for establishment of Public Land Survey corners and contracting for remaining work on project.

This is a continuation of work that was discussed a few months ago regarding the \$50,000 grant from the State for counties to work on their public land survey system (PLSS) corners. Romportl discussed contracting for professional services with Wilderness Surveying to pay \$400 each to verify and certify known PLSS corners with coordinates and \$450 each to establish, verify, certify and determine coordinates on PLSS corners that are not currently certified or established and do not have coordinates. Romportl will determine which PLSS corners are to be done. Romportl recommended that in order to work toward completion of the remonumentation program the county currently has in place, professional surveyors who are not contracted but are surveying in an area for other purposes be paid \$350 each to establish, verify, certify and determine coordinates on PLSS corners that are not currently certified or established and do not have coordinates. The goal of the State is to get all PLSS corners located and accurate coordinates on them. Jeff Austin also continues to provide professional services as an independent contractor for PLSS corner work and Romportl proposed for the second portion of the grant project to increase Austin's wage from \$47.50 to \$65/ hour.

Motion/Timmons/Zunker to contract with Wilderness Surveying at \$400 each to verify and certify known PLSS corners and \$450 each to establish, verify, certify and determine coordinates on PLSS corners that are not currently certified or established and do not have coordinates, as designated by Romportl; and to pay other professional surveyors at \$350 for each PLSS corner they certify and determine GPS coordinates on when they are doing surveying in an area for other purposes; and to pay Jeff Austin at \$65/ hour for continued independent contractor surveying services. All ayes.

Public Comments/Communications. There were no comments from public.

Date of next meeting and possible items for the agenda. December 13th, 2016 at 9:30 A.M.

Adjournment. Motion/Timmons/Pence to adjourn the meeting at 12:08 P.M. All ayes.

Sonny Paszak Chair Land Records

Michael J. Romportl Staff Chair

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